

HOMES FOR MILLIONS IN FAVORED UTAH

Irrigation Has Made the Desert to Bloom and Crops Can Never Fail.

Many Great Enterprises Under Way That Will Open Up Immense Tracts of Land.

BY C. L. BRAINARD.

To the tourist or casual observer it might appear that the fertile valleys and bench lands of Utah would be entirely inadequate to support the great throng of "home-seekers" who are continually crossing the Rockies in search of the "promised land," where crops are sure and cyclones and blizzards are unknown.

To those who care to give this subject more than a passing thought a few explanations and statistics may be of interest.

Utah contains 52,691,690 acres of land. The innumerable floods and herds which occupy so many thousands acres of the western prairies may here roam upon the mountain ranges for the greater part of the year, requiring little attention as they graze upon the nutritious grass which carpets the sloping foothills and rugged canyons with its green sward, as it springs up in warm sunshine as the snow gradually melts from the lower elevations and recedes to the mountain peaks; the matured grass, later in the season, making excellent feed until covered by the falling snow of the following winter.

In addition to this, it should be remembered that with the three, and sometimes four crops of lucern, or alfalfa, raised each year in Utah, one acre of land will produce from six to

about 100,000 acres of farming land, of which about 15,000 acres are now under cultivation. Also that of the Mount Nebo Beet Sugar & Land company, having a capital of \$1,000,000.

The land watered by this company is in Utah county, about seventy-five miles south of Salt Lake City, in one of the best fruit districts of the state, and has an orchard of 20,000 fruit trees. It is connected with the largest reservoir in the state now in successful operation, and it has sufficient capacity to irrigate about 25,000 acres.

The lands watered by both of these systems of irrigation are being rapidly occupied by thrifty farmers from states further east.

Other incorporated irrigation companies having a capital of \$1,000,000 are: The Price River Reservoir & Irrigation company, in Carbon county, covering 40,000 acres, of which about 8,000 acres are under irrigation.

The Central Utah Land & Irrigation company, in Millard county, with 40 miles of main canal, embracing 75,000 acres, of which nearly 2,500 acres have already been put under cultivation.

The New Salt Lake Irrigation company of Salt Lake county.

The Pioneer Electric Power company of Weber county.

The Mammoth Reservoir company of Sanpete county.

The Clear Lake Land & Irrigation company, with 22 miles of canal, in Mil-

ling 2,000,000 acres of irrigable land is reclaimed from its present arid condition.

As the total area of a state susceptible of irrigation is less than 7 per cent of the total area, it is certain that much land in Utah with good water rights will advance in price quite rapidly as the population of the state continues to increase.

IMMIGRATION.

In 1880 the population of Utah was only 143,965; in 1890, 207,905; the last census taken in 1895 shows 247,824, of which 126,893 were males and 120,931 females.

At this ratio, our population is now increasing about 10,000 per annum and we have within the state 285,000 inhabitants.

The counties showing the greatest increase during this period are Salt Lake, Uintah, Weber, Davis, Utah, Sanpete, Sevier, Box Elder, Cache, Juab, Millard and Summit.

That this steady increase has been maintained during the depressed times of the last four years is directly traceable to the immigration consequent upon the rapid development of irrigation and mining propositions, following the general impetus given to all our industries by the transition from territory to statehood, the separation of church and state, and the general belief in the sincerity of the leaders of the dominant church as expressed in the manifesto abolishing polygamy.

INCREASE OF REALTY VALUES

MONEY FOR INVESTMENT IN SALT LAKE REAL ESTATE.

Successful Men From Inter-mountain States Making This Their Home— Steady Flow of Money to Invest.

The noteworthy and conspicuous feature of Salt Lake realty operations during the year 1898 was the steady and increasing flow of money from the mines and live stock ranges to the real estate market.

Salt Lake realty is no longer forced

share of the improvements. Agents and owners are imbued with the belief that Salt Lake real estate has entered upon an era of advancing values. This confidence in the future has resulted in the withdrawal of much property from the market by eastern, as well as local holders. There is now a good, strong demand for choice property, and conditions justify the belief that investments at the present level of prices will prove safe and profitable.

SUCCESS OF Z. C. M. I.

Mammoth Institution That Has Grown Up In Zion.

The fame of Salt Lake City's Z. C. M. I. is co-extensive with the fame of the city. Every tourist that visits Zion is aware, before arrival, that the Z. C. M. I. is one of the chief objects of interest to be inspected. It is a mammoth mercantile institution, the largest west of Chicago, and was founded in 1888 by enterprising members of the Mormon church. An institution that carries a stock of \$300,000 worth of merchandise, sells \$4,000,000 worth of goods annually, pays 8 per cent dividends upon a capital stock of \$1,000,000, and carries a surplus of \$200,000, is one of which any American metropolis may feel proud. That is a brief description of Zion's Co-operative Mercantile Institution.

The Z. C. M. I. carries every article of merchandise known to the mercantile world. Besides its mammoth three-story sales rooms and warehouses at Salt Lake, it conducts branch houses at Ogden, Provo and Idaho Falls. Its sales for 1898 aggregate over four million dollars, the wholesale departments being credited with about three-fourths of this amount.

In addition to its mercantile business, the Z. C. M. I. is engaged in the manufacture of boots and shoes and such goods. The shoe factory gives employment to 150 men, women and boys, and the daily output is 400 pairs. This will shortly be increased to 500 pairs, the capacity of the factory.

Col. T. G. Wobler, the superintendent of the institution, expresses extreme gratification over the business conditions of the past year, and the outlook for 1899. During the year sales were increased fully 15 per cent over those of the preceding year, and collections were good. This improvement he attributes to good crops, better prices for live stock and prosperity of the mines. A substantial improvement made dur-

ing are all small ones, the largest being in Provo. The Provo woolen mills comprise the largest and best equipped institution of its kind in the west. They have been built at a great outlay of capital and labor, and have run very successfully for years. During the past year they have run to their full capacity, and have made the largest output in their history. They used, during 1898, over 750,000 pounds of wool, which is 200,000 pounds more than that used during 1897, or any previous year. The production of last year was 250,000 yards of woolen goods, consisting of men's cassimeres, blankets, shawls, flannels, linseys, etc.

On account of the increase in the business the mill is now four stories, during the past year, to increase the plant and make a great many improvements. For this purpose about \$30,000 was expended, making the necessary changes. New furnishing rooms, dye house, wool warehouse, etc., have been built, and about \$10,000 in new machinery has been expended. Besides this, some of the best machinery from the Desert woolen mills was removed to the plant in Provo.

The institution employs a large force of workmen, and during 1898 paid out over \$60,000 in wages. The production has increased greatly, and over \$6,000 was paid out for freight charges in the past year. Besides supplying the local

NEPHI FORGING AHEAD

A Great Future For Utah's "Little Chicago."

BIG INCREASE IN TRADE

ALL INDUSTRIES ARE IN A THRIVING CONDITION.

A Live-stock Center—The Nebo Salt Company—Rich Mines Being Sys- tematically Developed—Large De- posits of Mineral Paint—Coal Fields That Give Great Promise.

Nephi, Dec. 31.—Probably few, if any, of the rural communities in the state can boast of a larger share of prosper-

STATE BOARD OF EQUALIZATION.

Interesting Statistics Regarding As- sessment of Property.

The report of the state board of equalization to the governor and the legislature, contains most interesting statistics, setting forth the board's work for the year 1898. This body has not, by any means, been the most laudable of the state's employees, as the report will show, but probably the most important action it has taken during the year was in compliance with the supreme court's decision, a reapportionment among the counties by miles, according to railroad car mileage, the same being the outcome of a suit brought by Salt Lake county, in an endeavor to obtain increased revenue from the railroads. The result made very little difference to the county, as the table to follow will show, but it necessitated some work on the part of the board in gathering data and statistics from the railroads and in determining amounts.

The table herewith presented demonstrates the effect of the act on each county, some having been benefited, while others lost:

THE APPORTIONMENT.

Former. Present.
Beaver 1,224,413 1,228,572



SALT AIR BEACH PAVILION.

demand for woolen goods, the institution ships out about 75 per cent of its total production to other states. These goods are shipped to all points both east and west, where they receive good prices from merchant tailors and clothing manufacturers.

STATE INDUSTRIAL SCHOOL.

The year at the state industrial school has been marked by a number of improvements about the premises, adding to the convenience of the place. The improvements begun a year ago have been pushed to completion, and the whole, summed up, is about as follows:

The water, sewerage and drainage systems have been completed, and excellent results have been experienced. The irrigation is ample for present use, and the soil is no longer wet and soggy. Good crops were secured in 1898, the work of planting, tilling and harvesting being all done by the officers and inmates of the institution. A new seed and barn, valued at \$500, have been built.

The original purchase only included the Ogden Military academy property, consisting of the main building and about seven acres of land, but since then the board has purchased a tract of nineteen acres surrounding the original tract on the north and east.

The land is divided into tracts for farming, gardening and horticulture, while a young orchard, consisting of 1,000 trees, has been set out. All the land has been recently fenced and surrounded by well set and ornamental trees. The board has the next legislature for an appropriation to purchase about ten acres lying west of the site and just east of Washington avenue, which is well situated for many purposes, and the hill obstructing the view from Washington avenue will be removed.

The parole privilege has been freely used by the board, and the number of inmates has been about forty during the past two years, and, in addition to this number, about seventy-five inmates are on parole, serving in the community. The institution, and liable at any time to be returned to the school.

Trustees: J. H. McMillan, president; August T. Wright, vice president; N. C. Evans, treasurer; H. Hollingsworth, secretary. Mr. E. M. Allison, sr., is superintendent, and Thomas C. Myers and Parley N. Griffin, first and second officers respectively. The trustees serve entirely without pay. The financial summary of the year will show receipts and expenditures of about \$11,000. The school in the past two years has cost \$340,000, \$35,000 of which was for land and \$750 for improvements.

STATE PRISON.

Some Facts About This Penal In- stitution.

The Utah state prison is situated in the southeastern part of the city. The prison is a large one, surrounded by a high stone wall, and every precaution is taken to guard against the possible escape of prisoners. There are 240 cells for men, and four for women. These cells are built to accommodate two prisoners each, so the total capacity of the prison is 500 prisoners. These cells are all built strongly, and are kept well ventilated and clean.

The number of prisoners received in 1897 was 118, but in 1898 there was a gratifying decrease to 99. The lowest number in 1897 was 129, but last year it never got down lower than 169. The highest number in 1897 was 172, and in 1898 was 189. The daily average during 1897 was 150, and in 1898 was 173. In 1897 there were 81 prisoners discharged, and in 1898 there were 92. Of these 11 were pardoned in 1897, and 14 pardoned in 1898. At present there are nine prisoners in the penitentiary who are serving life sentences.

In connection with the prison is run a farm, the water for which is obtained from Farley's canyon. Last year the farm, as worked by prison labor, produced 200 tons of lucern hay, 2,000 bushels of potatoes, 1,000 bushels of turnips, beets and carrots, 500 bushels of peas and corn, and several tons of squash, cabbage, etc.

The cost per capita has not been ascertained exactly as yet, but it will be something less than 40 cents. The cost of maintenance of the prison is estimated at \$66,000.

The appropriation for new building, paint, and maintenance, etc., was \$20,000, and all of this has been used. Besides part of the cash collected from the sale of various articles. It was found necessary during the year to make many improvements about the prison and grounds. Almost the entire prison has undergone some repairs. The entire length of the prison reservation has been fenced, and the lawn in the front yard have been put in good shape.

A Cunning Youth.

Auntie, a penny for your thoughts. The little Newcomb was thinking that if I kept quiet and pretended to be thinking, you'd wonder what I was thinking about and so just what you did. Gimme the penny!

ity and substantial growth during the past year than Nephi. For several years the city has been gradually expanding to meet the business and residence needs of a constantly-increasing farming and manufacturing population, but the twelve-months just closed has eclipsed any one of its predecessors. Some forty-seven new residence buildings have been erected within the incorporated limits, ranging in cost from one to many thousands of dollars each, the most beautiful and costly of which is the stately colonial edifice just completed and occupied by Hon. George C. Whitmore, the well-known banker. This is a thoroughly modern structure, and recognized to be the handsomest residence south of Salt Lake City. There are others here, also, scarcely less substantial, although lacking somewhat in architectural beauty. Besides, this city, owing to its healthful climate, pure water, excellent schools and general pleasant surroundings, to say nothing of its social advantages, is becoming noted as a most desirable place of residence for families desiring a quiet, peaceful life.

The agricultural resources and products of the surrounding farms are largely in excess of local consumption, and grain and produce are exported in considerable quantities. The acreage under cultivation tributary to this city, has, during the past five years, increased fully 20 per cent, and now that the school and university lands are upon the market, the increase will be much greater in the near future.

Dry farming upon the bench lands hereabouts has passed the experimental stage, and some of the very best grain crops harvested in this valley the present year were taken from lands that have not had an irrigation stream turned upon them. Judging from the large areas now being cleared and fenced, this class of farming will be fully doubled the coming year.

Stock-raising constitutes a leading industry of this section, and Nephi is known and felt as a source of the largest shipping centers in the southern part of the state for live stock and wool. Buyers from the eastern markets gather here in numbers during the shipping season, and trains of sheep and cattle are loaded at frequent intervals from the stockyards here during the spring and fall months, while wool and pelts are a source of constant commercial traffic by Andrews & Co., who have headquarters here.

The mountain of gypsum that extends for miles east of the city, will continue a source of wealth for centuries, and as the demand for the manufactured product will increase with the rapidly-increasing population of the great west, the plaster industry will ere long become one of magnitude and far-reaching importance. At present the only shippers of calcined gypsum, or plaster of paris, is the Nephi Plaster Manufacturing company of this city. Their mill plant has a present capacity of 100 tons every twenty-four hours, and a larger one is being found throughout the northwest states for all the product the company can supply.

The Nebo Salt company, which deals exclusively in prepared salt, evaporated from the waters of the saline springs at the eastern base of Mt. Nebo, makes regular shipments of this household necessity to numerous markets, besides supplying the local demand with a superior article of family and dairy salt.

The silver, copper and lead mines of the Mt. Nebo district, a few miles north of the city, have been undergoing systematic development during the past year, and several new and promising prospects are being opened up. It is more than probable that during the coming year one or two of the former old producers will be again energetically worked and shipments resumed, as well as the output from the bonanzas put upon the market, causing shiekels to jingle in the pockets of their owners.

Within the past two years large deposits of a superior quality of mineral paint have been discovered northwest of this city, and a few shipments of the material have been made; but, owing to a contest over the ownership of the property now lies idle, pending the legal adjudication of the title.

The coal measures on Four Mile creek, southeast of this city, are being developed with flattering results, some of the product having already been put upon the local market and pronounced of the very best quality for domestic purposes, and especially desirable for blacksmithing purposes.

Taken altogether, Juab county, which embraces the great Tintic mining camp, and its diversified mineral resources and broad acres of farming and grazing lands, has scarcely an equal anywhere.

Box Elder	4,388,042	4,085,244
Cache	3,341,029	3,201,558
Carbon	1,168,155	1,379,824
Davis	2,532,481	2,520,827
Emery	1,411,481	1,126,782
Grand	634,590	568,824
Garfield	1,689,529	1,684,094
Iron	1,137,373	1,134,271
Juniper	3,151,534	3,184,291
Kane	1,337,373	1,171,497
Kearns	1,337,373	1,171,497
Morgan	1,137,373	1,171,497
Platte	1,137,373	1,171,497
Rich	1,137,373	1,171,497
Salt Lake	37,782,238	37,729,395
Sanpete	4,484,667	4,430,445
Sevier	1,809,415	1,809,415
Summit	2,136,522	2,136,522
Todd	1,137,373	1,171,497
Utah	1,746,118	1,746,118
Uintah	1,662,472	1,662,472
Wasatch	1,137,373	1,171,497
Washington	1,137,373	1,171,497
Wayne	1,137,373	1,171,497
Totals	109,225,452	109,225,452

The railroads and their assessments, classified, are given in full in the report.

Rio Grande Western statistics are, in part, as follows:

Number of miles of track in Utah, 615.13.

Total mileage assessment, \$3,539,559.

Total rolling stock assessment, \$531,925.

Miscellaneous assets, \$388,176.

Rio Grande Western total assessment, \$4,477,827.

Oregon Short Line—Number of miles, 539.75.

Mileage assessment, \$3,238,049.

Rolling stock assessment, \$345,785.

Miscellaneous assets, \$247,463.

Oregon Short Line total, \$3,831,297.

Central Pacific—Number of miles, 16,831.

Mileage assessment, \$1,155,388.

Rolling stock assessment, \$277,750.

Miscellaneous assets, \$121,267.

Central Pacific total, \$1,554,405.

Utah Central—Number of miles, 95.12.

Mileage assessment, \$554,766.

Rolling stock assessment, \$149,245.

Miscellaneous assets, \$58,380.

Utah Central total, \$762,391.

Mileage assessment, \$3,150.

Utah Central total, \$3,150.

Sanpete Valley—Number of miles, 52.06.

Mileage assessment, \$127,525.

Rolling stock assessment, \$10,135.

Miscellaneous assets, \$3,094.

Sanpete Valley total, \$140,754.

Salt Lake & Ogden—Number of miles, 18.

Mileage assessment, \$9,750.

Rolling stock assessment, \$12,795.

Miscellaneous assets, \$5,400.

Salt Lake & Ogden total, \$27,945.

Salt Lake & Mercur—Total assessment, \$7,349.

Ogden Utah Hot Springs Railway—Total assessment, \$8,000.

TELEGRAPH COMPANIES.

The Western Union Telegraph company is assessed \$83,862 on its 1,171.88 miles of wire. With other property, the total assessment is \$85,215.

The Deseret Telegraph company has 599 miles of wire. Its total assessment is \$3,920.

PULLMAN CARS.

The Pullman Palace cars operated in the state are valued at \$81,743, divided among the railroad lines as follows:

Rio Grande Western \$38,470
Oregon Short Line 10,960
Utah Central 15,799
Central Pacific 2,504
Total \$67,733

The proportion of value to Utah according to mileage, from this source, is \$14.41.

The total rolling stock assessment on all railroads is \$1,408,660.

PERSONAL PROPERTY.

Personal property assessed in Utah:

Live stock \$ 2,153,901
Rees 24,004
Merchandise, etc 4,012,070
Money, solvent credits, judgments, etc 4,464,538
Personal property, not enumerated 3,999,564
Net proceeds from mines 1,243,715
Grand total \$23,576,900

Total assessment on all property \$104,528,482

MISCELLANEOUS ITEMS.

The number of acres assessed in Utah for 1898 is 2,272,175, as compared with 3,059,613 for 1897.

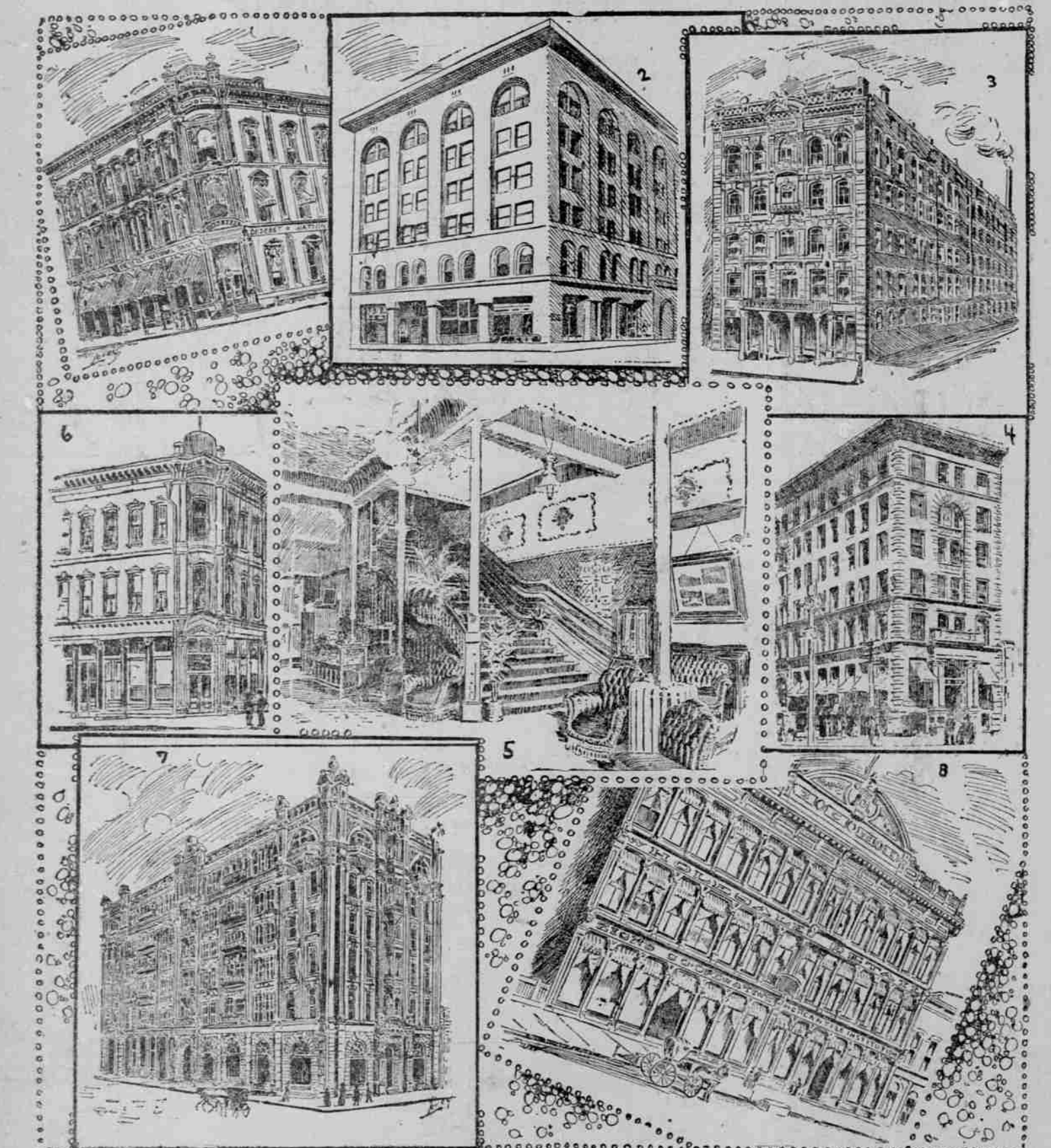
The aggregate value of town lots for 1898 is \$24,465,201. In 1897 it was \$4,150,323.

The number of mining claims assessed in 1897 was 1,710, with assessed value of \$96,711. For 1898 there are 1,197 claims assessed at \$184,743.

The live stock assessment is classified and the values given as follows:

Horses and mules \$1,263,666
Cattle 2,548,912
Sheep 3,201,721
Swine 45,212
Total \$7,460,311

In conclusion, the report will make innumerable suggestions for legislation, particularly upon the question of railroad assessment.



VIEWS OF SALT LAKE BUILDINGS.

(1) Deseret National Bank. (2) Deely Block. (3) Cullen Hotel. (4) McCormick Block. (5) Rotunda of Kenyon Hotel. (6) National Bank of the Republic. (7) Templeton Building—L. D. S. Business College. (8) Z. C. M. I.

nine tons of hay, and as the winter or feeding season is short, during the usually not more than sixty days, a small farm in Utah will compare favorably with one of several times its size in the eastern states.

This accounts for the fact that the average size of irrigated farms throughout the state is but twenty-seven acres, over 90 per cent of which are free from incumbrance.

IRRIGATION NEEDED.

Over 92 per cent of the farming in Utah is done under some system of irrigation.

That the arid desert of this state has been made so productive in agriculture and horticulture, justly receiving the gold medal at the Trans-Mississippi exposition for general agricultural products, is due, first, to the energy of the early pioneers in building irrigation systems under the co-operative plan, where water could be taken from the rivers and mountain streams at little expense for irrigation, and later, to the enterprising capitalists who enabled us to keep pace with the increased population by the building of more expensive reservoirs and canals, thereby opening up large bodies of choice land for settlement that could not have been reclaimed by the settlers with their limited means, and would have remained of little value but for the water rights now belonging to it.

About 1,200,000 acres within the state can be irrigated by the canal systems already completed and in course of construction. Most prominent among those already in operation should be mentioned the Bear River Irrigation & Ogden Waterworks company in northern Utah, with 80 miles of main canal, costing over \$2,000,000, and covering

land county, covering over 20,000 acres, of which about 2,000 acres are being cultivated.

Under the provisions of the Carey act, passed Aug. 18, 1894, Utah has the privilege of selecting from the public domain 1,000,000 acres of land by contracting for its reclamation and settlement, and as soon as satisfactory proof is made that lands are irrigated and occupied, patents will be issued on tracts of not exceeding 160 acres to any one person, the price of the land and water rights being fixed by the state.

The following companies in Millard county have recently made application for segregation of land under this act and agreed upon terms for its reclamation:

The Lake Bonneville Water & Power company, for 215,000 acres.

The Holbrook Land & Water company, 10,234 acres.

The White Mountain Reservoir company, 4,979 acres.

While there are over 300 other incorporated canal companies doing business in the state, in addition to a large number of co-operative associations, only about one-third of the 3,700,000 acres of irrigable land (including the 1,200,000 acres within the boundaries of the Indian reservation), has as yet been reclaimed.

COST OF WATER RIGHTS.

The average first cost of water rights under the co-operative plan of the early settlers was \$18.55 per acre, and the average annual cost of maintenance 21 cents per acre. It is to be expected, however, that as water for irrigation has become more scarce in future, at a greater expense than in the past, there will be a consequent increase in the value of water rights when the remain-

ing year was a modern brick stable, costing \$8,000, in which the thirty-eight horses owned and used by the institution are housed.

Z. C. M. I. stock has always occupied a place in the gilt-edged class of securities